

## LAND CERTIFICATE NO. 41736 COPY

Land Certificate No. 41736 Tulcea

### A. Part I. Property description LAND

within the built-up area

Address: Loc. Tulcea, Str Decebal, Nr. 9, Jud. Tulcea

| Item no. | Cadastral number<br>Topographic number | Surface* (sqm) | Observations / References |
|----------|--|----------------|---------------------------|
| A1       | 41736                                  | 311            | Fenced land;              |

#### Constructions

| Item | Cadastral number<br>Topographic number | Address                                      | Observations / References   |
|------|--|--|---|
| A1.1 | 41736-C1                               | Loc. Tulcea, Str Decebal, Nr. 9, Jud. Tulcea | Level number:1; Built surface on the ground: 223 sq m; Built-up area: 223 sq m; RESIDENCE |
| A1.2 | 41736-C2                               | Loc. Tulcea, Str Decebal, Nr. 9, Jud. Tulcea | Level number:1; Built surface on the ground: 74 sq m; Built-up area: 74 sq m; RESIDENCE   |

### B. Part II. Owners and documents

| Entries regarding property rights and other real rights  |  | References     |
|--|--|----------------|
| 87950 / 22/11/2016   |  |                |
| Administrative Act no. 254608, dated 04/10/2007 issued by ANCPI;   |  |                |
| B1   | The land register 41736 of the building with cadastral number 41736/Tulcea is established, resulting from the dismantling of the building with cadastral number 30049 registered in the land register 30049;   | A1             |
| G. D. no. 1705 of 2006 issued by the Government of Romania;  |  |                |
| B2   | <del>Tabulation, PROPERTY right, acquired by law, current share 0/1, initial share 1/1</del><br><br>1) ROMANIAN STATE, public domain 2)<br>ROMANIAN STATE, private domain<br><br>OBSERVATIONS: position transcribed from the land register 30049/Tulcea, entered by closing no. 2391 of 28/01/2009; (derived from the conversion of land register 20928)   | A1, A1.1, A1.2 |
| Administrative Act no. 4520, dated 02/02/2011 issued by O.C.P.I. Tulcea;   |  |                |
| B3   | It is noted the protection regime - HISTORICAL MONUMENT conferred by the classification of this immovable property - building C1, according to the procedure provided by Law no. 422 of 2001, republished, and the List of historical monuments 2010 - Tulcea County, position no. 486,<br><br>OBSERVATIONS: position transcribed from the land register 30049/Tulcea, entered by conclusion no. 4520 of 02/02/2011;   | A1             |
| Administrative Act no. 78943, dated 24/10/2016 issued by OCPI TULCEA; Administrative Act no. 254608, dated 04/10/2007 issued by ANCPI; |  |                |
| B4   | It is noted the updating of the technical information of the building according to the location and delimitation plan of the building with coordinate inventory confirmed on 16.11.2016 by O.C.P.I. Tulcea, respectively, the reduction of the area of construction C.3 from 105 sqm to 74 sqm with the establishment of construction C.7 for the difference in area of 31 sqm<br><br>OBSERVATIONS: position transcribed from the land register 30049/Tulcea, entered by conclusion no. 86333 of 16/11/2016;   | A1, A1.1, A1.2 |
| Administrative Act no. 86647, dated 17/11/2016 issued by OCPI TULCEA;  |  |                |
| B5   | <del>Based on the report prepared by the cadastral inspector sing. Mihailov Florentina Octavia, within the Cadastre and Real Estate Advertising Bureau of the Tulcea Cadastre and Real Estate Advertising Office, considering that the technical changes for the building with cadastral number 30049 located on the administrative territory of Tulcea mun. were carried out in the cadastral database and the cadastral documentation for dismantling was received, the proposal to dismantle the building with cadastral number 30049 will be noted</del> | A1, A1.1, A1.2 |

| Entries regarding property rights and other real rights   |   | References     |
|---|---|----------------|
| <b>OBSERVATIONS:</b> position transcribed from LR 30049/Tulcea, entered by conclusion no. 87092 of 17/11/2016;  |   |                |
| Normative Act no. 260/2008, dated 05/03/2005 issued by the GOVERNMENT OF ROMANIA;   |   |                |
| B6  | the transition from the public domain to the private domain of the State is noted   | A1, A1.1, A1.2 |
| Administrative Act no. 254608, dated 04/10/2007 issued by ANCPI;  |   |                |
| B7  | <del>Tabulation, right of PROPERTY with the title of restitution in kind, acquired by law, current share 1/4, initial share 1/4</del><br>4) VLADIMIROV OLIMPIU MARINEL  | A1, A1.1, A1.2 |
| 88333 / 23/11/2016  |   |                |
| Administrative Act no. 87950, dated 22/11/2016 issued by OCPI TULCEA;   |   |                |
| B8  | It is noted the correction of the material error in the content of this land book, in the sense that it was erroneously mentioned in the comments column "the archive with a built-up area of 105.29 m.p. and offices with a built-up area of 223.43 m.p."  | A1, A1.1, A1.2 |
| 58675 / 23/07/2018  |   |                |
| Notary Act no. 565, dated 20/06/2018 issued by notary public Salceanu Lia; Administrative Act no. 254608, from 04/10/2007 issued by the National Agency for Cadastre and Real Estate Advertising; |   |                |
| B9  | it is noted the updating of the technical information regarding the building according to the location and delimitation plan of the building with inventory of coordinates confirmed by the Tulcea Real Estate Cadastre and Publicity Office on 30.07.2018, respectively the change of the destination of the buildings from "administrative and social cultural buildings" to "housing buildings", | A1, A1.1, A1.2 |
| 53744 / 28/05/2019  |   |                |
| Notary Act no. 36, dated 23/05/2019 issued by Salceanu Lia;   |   |                |
| B10   | Tabulation, right of PROPERTY as inheritance, acquired through Succession, current share 2/8, initial share 2/8<br>1) VLADIMIROV ANETA  | A1, A1.1, A1.2 |
| B11   | Tabulation, right of PROPERTY as inheritance, acquired through Succession, current share 3/8, initial share 3/8<br>1) VLADIMIROV VICTOR   | A1, A1.1, A1.2 |
| B12   | Tabulation, right of PROPERTY as inheritance, acquired through Succession, current share 3/8, initial share 3/8<br>1) VLADIMIROV IULIA  | A1, A1.1, A1.2 |

## C. Part III. ENCUMBRANCES

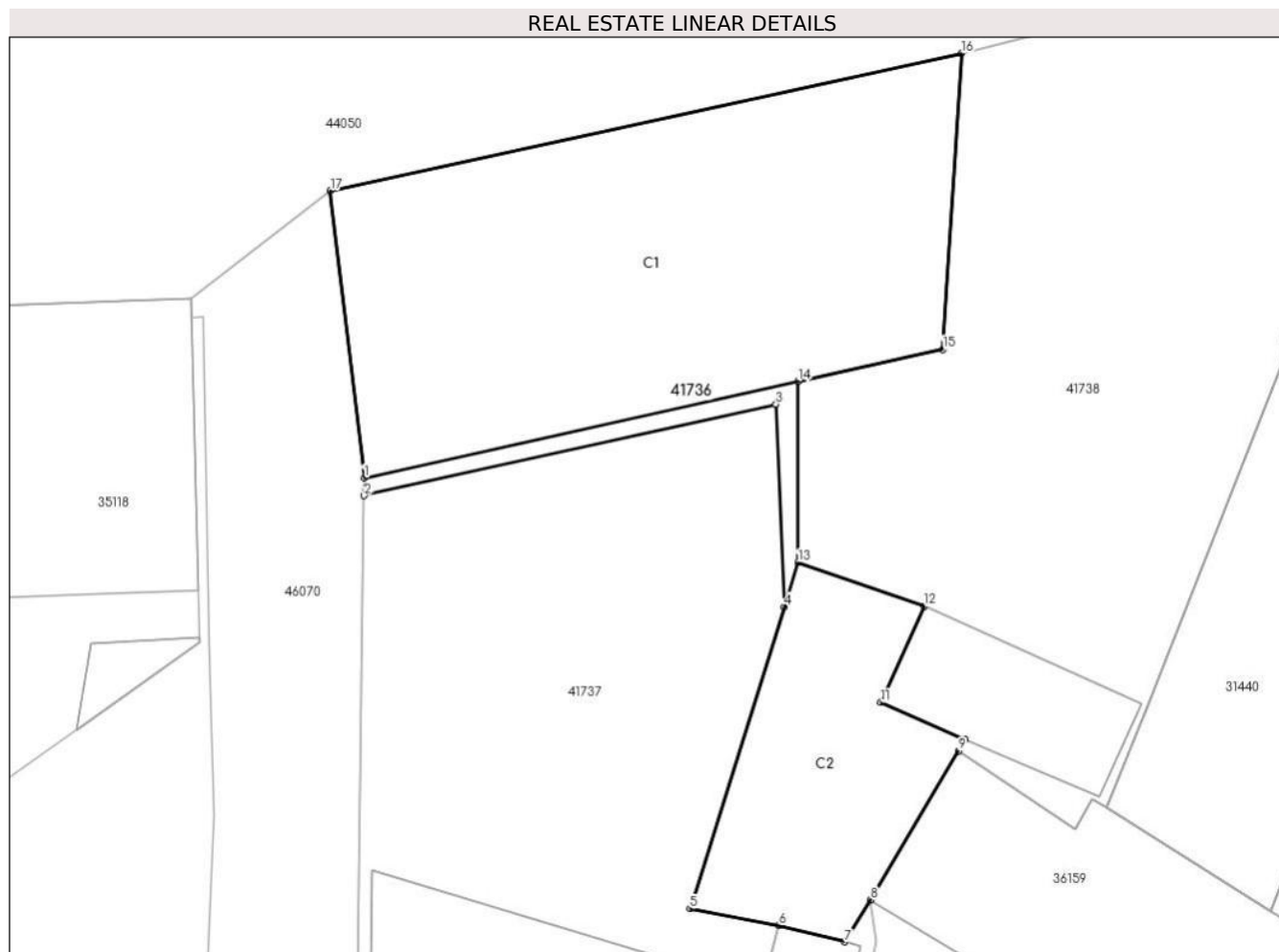
| Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances |  | References     |
|---|--|----------------|
| 87950 / 22/11/2016  |  |                |
| G. D. no. 1705 of 2006 issued by the Government of Romania;                                   |  |                |
| C1  | <del>Tabulation, ADMINISTRATION right</del><br>4) NATIONAL REGISTRATION AND REAL ESTATE ADVERTISING AGENCY<br><b>OBSERVATIONS:</b> position transcribed from the land register 30049/Tulcea, entered by closing no. 2391 of 28/01/2009; (derived from the conversion of land register 20928) | A1, A1.1, A1.2 |
| Normative Act no. 1705, dated 29/11/2006 issued by the Government of Romania;                 |  |                |
| C2  | <del>Tabulation, right of USE, current rate 0/1, initial rate 1/4</del><br>4) TULCEA REAL ESTATE REGISTRY AND ADVERTISING OFFICE<br><b>OBSERVATIONS:</b> position transcribed from LR 30049/Tulcea, entered by conclusion no. 86763 of 16/10/2015;   | A1, A1.1, A1.2 |
| Administrative Act no. 254608, dated 04/10/2007 issued by ANCPI;                              |  |                |
| C3  | It is noted the deletion of the entries under C1, C2, as being left without object   | A1, A1.1, A1.2 |

## Annex No. 1 To Part I

## Land

| Cadastral no. | Surface (sqm)* | Observations / References |
|---------------|----------------|---------------------------|
| 41736         | 311            |                           |

\* The surface is determined in the Stereo 70 projection plane.



## Land related data

| Item no. | Usage category     | Land within the built-up area | Surface (sqm) | Strip land | Lot | Topographical no. | Observations / References |
|----------|--------------------|-------------------------------|---------------|------------|-----|-------------------|---------------------------|
| 1        | construction yards | YES                           | 311           | -          | -   | -                 |                           |

## Construction data

| Item | Number   | Construction destination | Surface (sq m)                          | Legal situation | Observations / References  |
|------|----------|--------------------------|---|-----------------|--|
| A1.1 | 41736-C1 | housing constructions    | 223                                     | With documents  | Level number: 1; Built surface on the ground: 223 sq m; Built-up area: 223 sq m; RESIDENCE |
| A1.2 | 41736-C2 | housing constructions    | From the documents: 105<br>Measured: 74 | With documents  | No. of levels: 1; Surface built on the ground: 74 sqm; Built-up area: 74 sqm; RESIDENCE    |

## Segments length

1) The segment length values are obtained from the plan projection.

| Start point | End point | Segment length (** (m)) |
|-------------|-----------|-------------------------|
| 1           | 2         | 0.64                    |
| 2           | 3         | 14,974                  |

| Start point | End point | Segment length (** (m) |
|-------------|-----------|------------------------|
| 3           | 4         | 7,202                  |
| 4           | 5         | 11,231                 |
| 5           | 6         | 3,222                  |
| 6           | 7         | 2,394                  |
| 7           | 8         | 1,755                  |
| 8           | 9         | 6,134                  |
| 9           | 10        | 0,465                  |
| 10          | 11        | 3,266                  |
| 11          | 12        | 3,751                  |
| 12          | 13        | 4,732                  |
| 13          | 14        | 6,427                  |
| 14          | 15        | 5,271                  |
| 15          | 16        | 10.53                  |
| 16          | 17        | 22,928                 |
| 17          | 1         | 10,252                 |

\*\* Segment lengths are determined in the Stereo 70 projection plane and are rounded to 1 millimeter.

\*\*\* The distance between the points is made up of cumulative segments that are smaller than the value of 1 millimeter.